



**Bryan Bishop**  
*and partners*

**Butterwick Way**  
**Welwyn**







# Butterwick Way

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely four bedroom, three bathroom family home enjoying generously proportioned accommodation and set within the extremely popular Wilshere Park, a prestigious development of exclusive residences surrounded by extensive and beautifully maintained grounds within a few minutes of the vibrant village of Welwyn. Being arranged over three floors allows this property to maximise the substantial space available to include a generous living/dining room, three double bedrooms on the first floor, and a delightful air conditioned second floor bedroom suite with an expanse of fitted wardrobes and a beautiful en suite shower room. Presented in immaculate decorative order throughout and boasting a separate garage and a terrific low maintenance rear garden, this house is ready for you to move in and make it your home.

### Accommodation:

The pretty front door, with inset glass panels and a further window above, welcomes you into a nice, bright entrance hall. From here doors lead into the front facing kitchen/breakfast room and the perfectly placed guest cloakroom. The hallway extends back through the house, past the stairwell and understairs storage cupboard, through to the capacious open plan living/dining room beyond.

The kitchen/breakfast room is a large room at nearly nineteen feet long and intelligently configured to meet the needs of your family. The working area enjoys a comprehensive range of wall and floor mounted cupboards extending fully around the perimeter, offering abundant food preparation worktop space as well as encompassing a full array of integrated kitchen appliances. The remainder of the room is left as open floor space, allowing you to plan and furnish it as you wish. Certainly large enough for a substantial kitchen table and chairs to enjoy the abundant natural light flooding in through the front facing windows set into an attractive bay, the space would also accept a breakfast bar if desired.

Occupying the whole of the rear of the ground floor is the fabulous living/dining room. At over nineteen feet by eighteen feet this room offers a whole range of opportunities and possibilities for a variety of layouts. The rear wall is virtually all glass, with a set of fully glazed doors at the centre flanked by multiple floor to ceiling windows allowing the light to pour in unhindered, whilst also giving lovely views out into the abundantly planted garden. More than spacious enough for multiple sofas and chairs as well as a substantial dining suite, this room has great connectivity out to the garden through the French doors and offers an air conditioned environment to be enjoyed all year round, as a family and when entertaining friends.











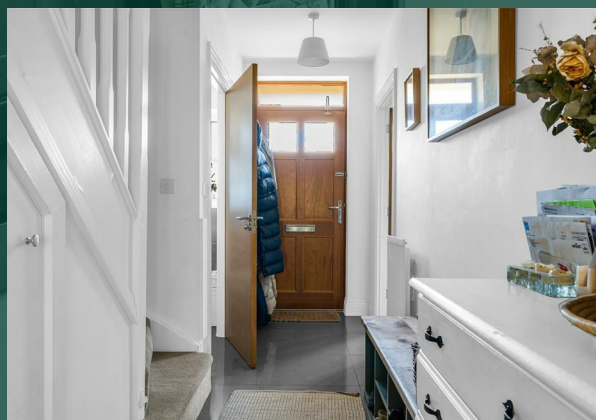
Up on the first floor are three of the bedrooms and the family bathroom, which features a bath with shower attachment and curtain. All of the bedrooms are generous doubles, with the largest of them benefiting from fitted wardrobes and a stunning en suite shower room. The second floor is completely taken up by a wonderful bedroom suite, fitted with air conditioning, a whole wall of fitted wardrobes, a lovely en suite shower room with its own skylight, and abundant natural light cast throughout the room from two large rear facing windows. This room is a perfect peaceful retreat for busy parents, but would also perform fabulously as a mini bed-sit for a young adult still at home, allowing bedroom furniture to co-exist comfortably alongside a lounge area also.

#### Exterior:

The pretty pathway that leads to the front door is adorned with flower borders either side, making a really welcoming environment within the picket fence that separates the house and its immediate neighbours from the main pavement. The property has a separate garage en bloc which includes private parking on the individual driveway that accesses it. To the rear is a garden that is ideal for children and pets, being secure and fully enclosed. A neat patio runs across the rear of the house, separated from a decking area at the far boundary by a lawn of low maintenance artificial grass. Raised borders run the full length of both sides of the garden, presenting a lovely soft effect from the creative and varied planting of shrubs and bushes, interspersed with selected specimen trees.

#### Location:

This property enjoys the enviable and exclusive location of Wilshere Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.



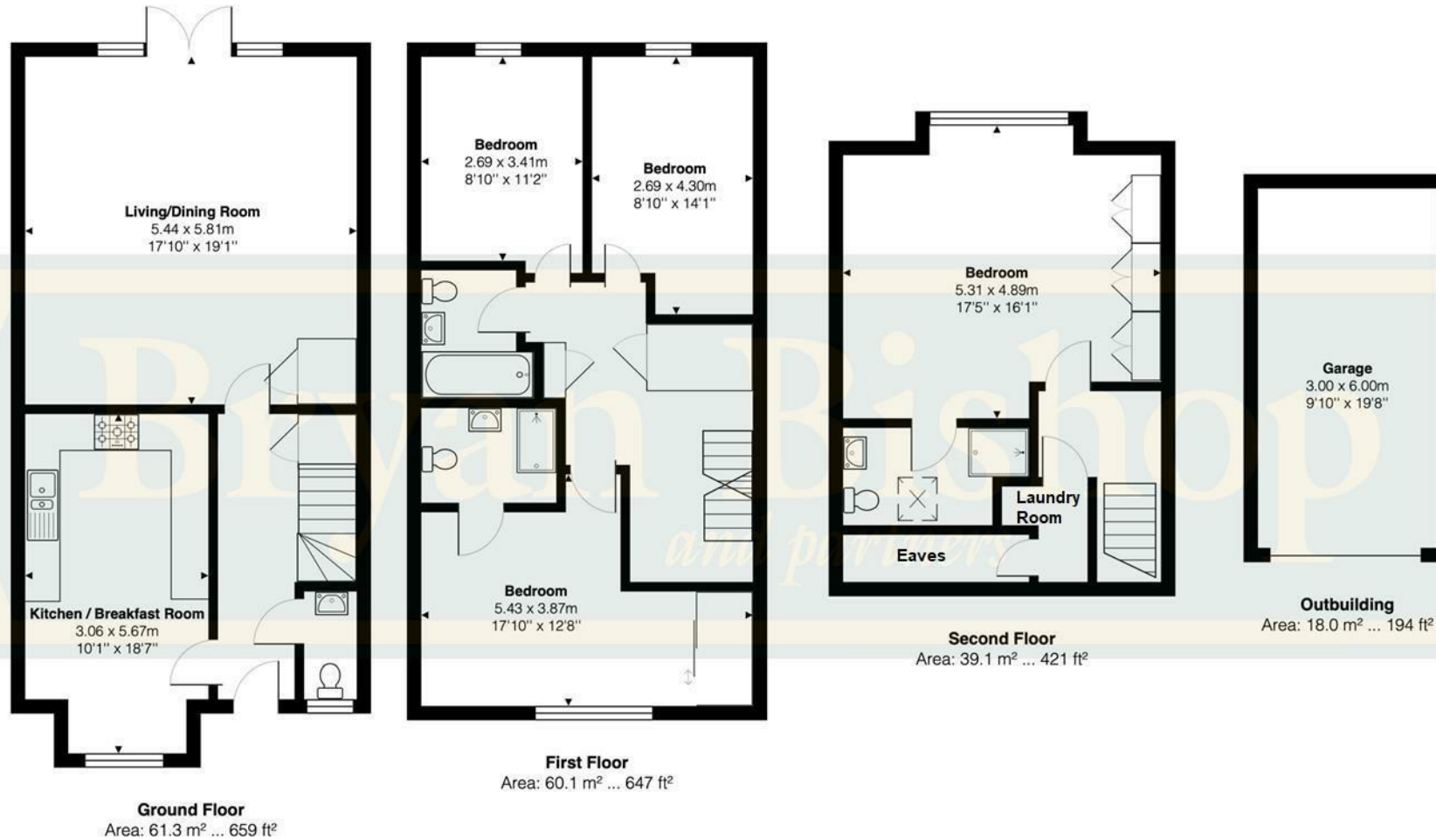












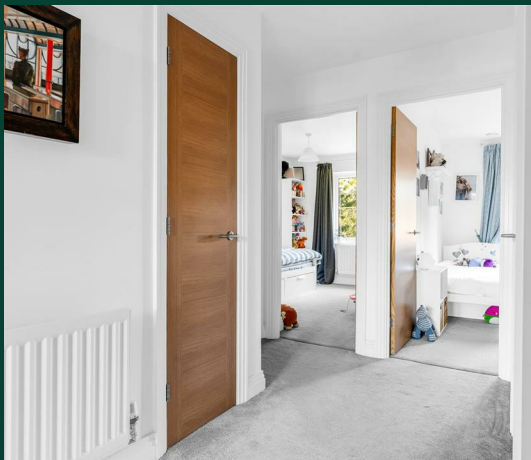
Total Area: 178.4 m<sup>2</sup> ... 1921 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 96        |
| (81-91) <b>B</b>                            | 86      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

















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